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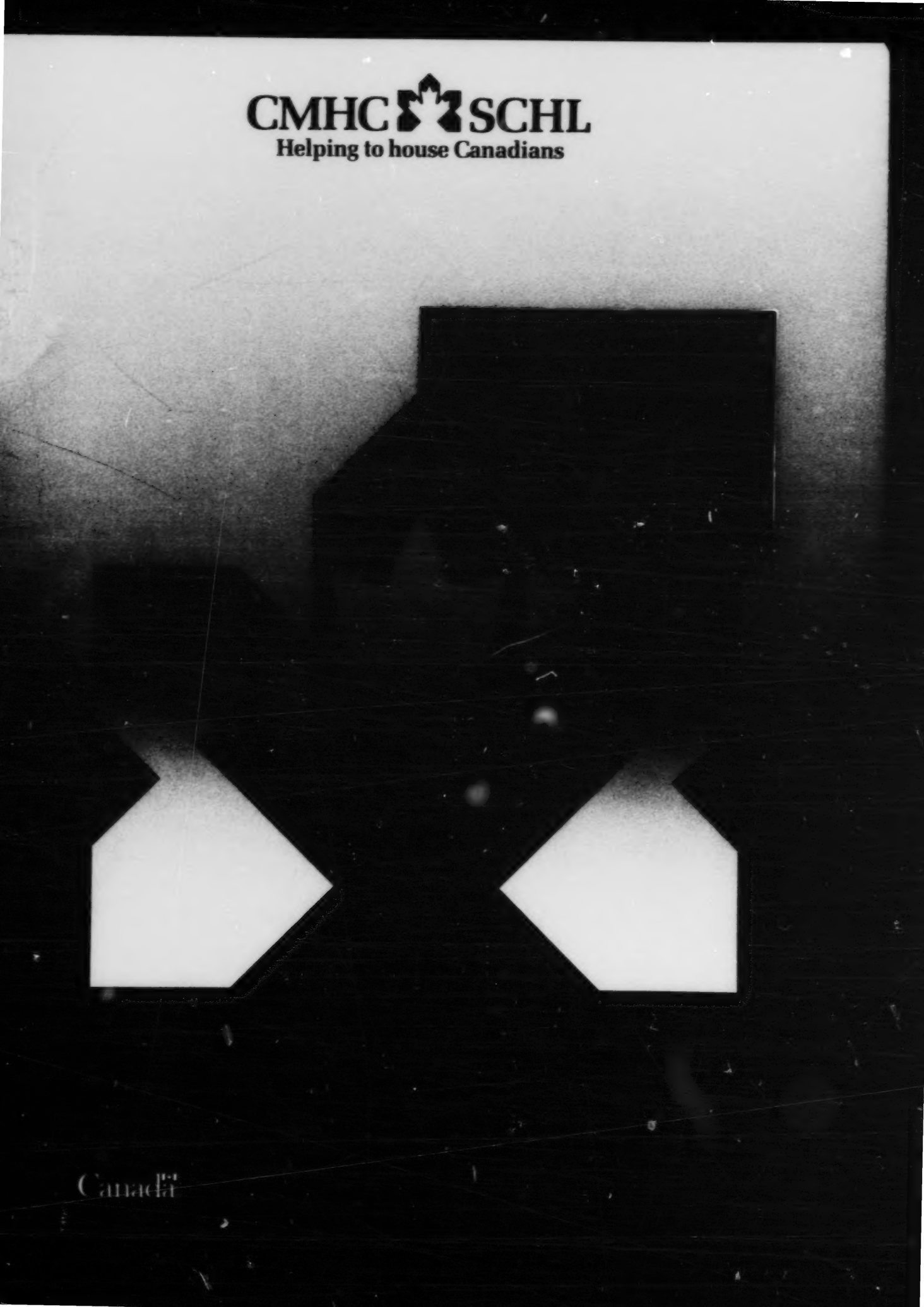

Canada

SPECIAL HOUSING NEEDS: A SYNTHESIS OF FRENCH LANGUAGE RESEARCH

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SPECIAL HOUSING NEEDS

A SYNTHESIS OF FRENCH LANGUAGE RESEARCH

Report submitted to the Quebec Housing Corporation

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1.0 INTRODUCTION:

The Special Needs Working Group of the National Housing Research Committee (NHRC) asked CMHC in 1987 to prepare a sythesis on the research undertaken in Canada to date in the area of special housing needs. The responsibility for preparing this synthesis was entrusted to the Canadian Council on Social Development which handed in its report on December 1988. Since the research undertaken in Quebec had been under-represented in the development of the report, CMHC requested that the Quebec Housing Corporation conduct similar research for documents prepared in French in Canada.

1.1 Objectives of the Study:

The mandate of the study consisted in:

- identifying the main research work written in French on housing of particular groups produced in Canada;

- to assess this research work and to prepare a synthesis thereof;

- to develop recommendations as to the orientation of research already carried out.

1.2 Definition of the Terms of Reference:

For clarity purposes concerning the parameters of the study, a distinction is made between basic housing needs and special housing needs:

Basic Housing Needs:

It is assumed that basic housing needs for all households relate to the requirement for physically adequate, affordable, and suitable accommodations. These terms are specifically defined as follows:

Physical Adequacy:
The dwelling unit is considered to be adequate if it has basic plumbing facilities (inside hot and cold running water, inside toilet including chemical and bath or shower), and the dwelling unit does not require major repairs.

Affordability:
If the household spends less than 30% of its income for shelter, then the dwelling is considered to be affordable.

Suitability:
The dwelling unit is suitable in size if it has enough bedrooms to accommodate a household based on a comparison of its size and composition with the National Occupancy Standard (see Appendix A).

Special Housing Needs:

For this study, persons with special housing needs are defined as those persons who require "special" physical design and/or support services without which their basic shelter needs cannot be fulfilled.

In other words, these persons would be unable to live independently even if their basic shelter requirements were fulfilled (i.e., an adequate, affordable, suitably

sized unit is provided) because of their needs for either special design features or support services.

Social Housing:

Social housing includes federally and/or provincially subsidized housing such as public housing, public and private non-profit housing, and co-op housing, as well as units assisted under the Rent Supplement Program.

2.0 METHODS

In this section, we describe the methods used for each of the objectives of the study.

2.1 Development of a Research Framework:

As was the case for similar research carried out by the Canadian Council on Social Development, we noted that research on people with special housing needs has been conducted from a diverse set of perspectives and using widely varying theoretical approaches. For example, sociologists, economists, architects, therapists and engineers had conducted research on the physically disabled.

The challenge for this synthesis study was to develop a framework that could be used to classify research work on special housing needs regardless of the sub-group whose needs it studied or the field in which it was generated.

A conceptual framework was proposed to classify the research:

1) research which profiles the people who have special housing needs;

2) research related to the physical and social characteristics of the housing environment; and

3) research related to support services.

The graph on the following page illustrates the relationship between the components. Each section of the framework is described in more detail in Section 3.0.

SPECIAL HOUSING NEEDS
CONCEPTUAL FRAMEWORK

PEOPLE WITH SPECIAL HOUSING NEEDS

1. Estimating the size of the target populations
2. Current accommodation
3. Expectations of intervening parties

PHYSICAL AND SOCIAL CHARACTERISTICS OF THE HOUSING ENVIRONMENT

1. Physical design
2. Location
3. Social organization

ACCESS TO SUPPORT SERVICES

1. Direct personal care services
2. Linkage services

RESEARCH ISSUES

2.2 Identification of Research Work in French:

Two methods were used to identify research work on special housing needs in French; a conventional library literature search and interviews with key contacts.

The data bases in Appendix B were used for the conventional library literature research. The choice of the terms was adapted based on expressions used in Quebec.

Interviews were carried out with 21 key contacts knowledgeable about housing research and/or special housing needs in Canada. This list included representatives of key centres of knowledge located in universities and specialized research institutes; providers of social housing and support services in the public, voluntary and private sectors, advocacy groups, and representatives of groups with special housing needs (see Appendix C for list).

Each contact was sent a letter that described the project and requested their assistance in: 1) identifying key Canadian research on special housing needs; and 2) identifying issues requiring research (a copy of the letter is to be found in Appendix D). The letters were followed by a telephone interview.

Some of the people contacted in this first round provided the names of other researchers whom they believed to be especially qualified to comment on a particular area of special housing needs research. An attempt was made to follow up on this secondary list of contacts through telephone calls.

We reviewed all the studies acquired through this process and reported the issues and questions for further research identified through the interviews for consideration in our process of developing recommendations for future research.

3.0 LITERATURE REVIEW AND RECOMMENDATIONS FOR FUTURE RESEARCH:

This section contains a synthesis of the representations made and of the library literature search which was conducted. The results are presented in the same order as the Sections and Sub-Sections of the conceptual framework.

The bibliographical research focussed specifically on special physical and social characteristics of the housing environment as well as on special support services required to enable people with special needs to live in social housing. In general, very little research conducted in social housing settings or focussed specifically on accommodating people with special housing needs within the social housing setting was found.

Even by using more general terms, the bibliographic research did not provide significant results. However, many references concerned similar subjects related to special needs but were not sufficiently precise enough to be representative of the research. Even if they were not the subject of an annotated bibliography, these studies were entered in the Reference section.

The telephone conversations with the contacts proved determinant concerning three aspects:

1. They show that these people had produced a good number of documents dealing directly or indirectly with the matter being studied;

2. Most of the documents were not produced for general distribution and thus they are not included in usual

data banks (example: National Libraries of Quebec and Canada);

3. Since the contacts, given their occupations, were at the very heart of the events, they formulated pertinent comments as to the nature of the problem in their respective sectors of activity as well as in accordance with their preferences as to research orientation.

As a result of comments from a few contacts, it appears that the documents produced in the field of accommodation for people with special needs have been much more widely distributed to date in Ontario than in Quebec, hence the relevancy of information from these contacts and the documents which they had in their possession.

Due to budgetary and time constraints which limit the number of studies it was possible to review as well as the number of people consulted, we nevertheless believe that the subsequent recommendations for future research are representative of the situation.

The recommendations were formulated for three different types of research: basic theoretical research, empirical research, and community development research.

3.1 A Profile of People with Special Housing Needs:

For the purposes of this study, people with special housing needs are defined as those who require "special" physical design and/or support services without which their basic shelter needs cannot be fulfilled. In other words, persons with special housing needs would be unable

to live independently even if the basic shelter requirements were fulfilled (i.e., an adequate, affordable and suitably sized unit is provided) because of their needs for either special design features or support services.

PEOPLE WITH SPECIAL HOUSING NEEDS

1. Profile of Special Needs Groups

The special needs population includes, but is not restricted to, the following people:

Battered women
Single-parent families
Physically or mentally disabled
Ex-offenders
Young adolescents who cannot go home
Natives
The homeless
Immigrants
Elderly losing independence
Refugees

2. Current Accommodations:

Types of units available for this client group

3. Expectations of the Intervening Parties:

Theoretical and value perspectives of advocates, consumer groups and researchers.

We recognize that not all persons within these groups have special housing needs. We also recognize that people do not necessarily fit neatly into the categories which we have identified. There may be some who fit into several categories and some who have special housing needs but are not members of any of these groups.

Further, we hypothesized that understanding special housing needs requires that we develop a profile through reviewing research (if available) that estimates the size of the population; describes the current accommodation patterns and provides some insight into the theoretical and value perspectives of advocates, consumer groups, and researchers.

The following section provides a synthesis of that review and recommendations for research directions.

3.1.1 Estimating the Size of the Target Populations:

The report produced by Canada Mortgage and Housing Corporation in 1988 and which constitutes a synthesis of research work undertaken to that date in Canada concerning special housing needs, illustrated that the national statistics on populations do not provide clear and accurate estimates of the number of people with special housing needs.

Based on these elements and considering the information obtained from the contacts to the effect that the statistical data involving people with special and social housing needs must be collected on a piecemeal basis from the organizations dealing with the users, it appears advisable to us not to produce estimates which would prove unrepresentative and incomplete. Budgetary constraints do not allow us to conduct a systematic process to estimate the size of the populations dealing with the organizations involved.

RECOMMENDATIONS FOR RESEARCH:

a) ESTABLISH A CLEAR DEFINITION OF TARGETED GROUPS:

Each target group has to be defined so that the criteria for belonging to each category are uniform. The concept of special housing needs does not represent the same criteria for each group, and indepth research is required to sample people with special housing needs more efficiently.

b) **SET UP DATA BASES FOR EACH CATEGORY:**

General estimates from usual data banks (census, organizations, etc.) provide indications as to the size of the populations in the various categories. Often, the data collected in these data banks are global in scope and do not make any distinction, for the same client group, between people who have particular housing needs and those who do not.

Thus data bases adapted to meet these concerns have to be set up providing an inventory first of all of the organizations providing services to these client groups and by isolating the client groups in each category with particular housing needs, in accordance with the above-mentioned definitions. Consultation with these organizations will allow us to identify the client groups who have real needs and will provide more effective linkage between all the entities.

3.1.2 Current Housing Situation:

The types of housing for people with special housing needs vary considerably from one client group to another. Certain people live independently in their own homes and have access to services on request, whereas others live in institutions with complete services and lastly, various levels of support are offered through group homes, halfway houses, transition houses, boarding homes, etc...

In this section we looked for research that describes the patterns and trends in accommodation for various groups and the information provided by the contacts.

Battered Women:

The small number of research studies dealing with the housing aspect (Beaudry, 1984; Gorden and Morin, 1984; MacLeod, 1989) deal mainly with the living conditions of women in interval houses. These halfway houses are havens taking in battered women and homeless women in difficulty. For the most part, these houses are subsidized by the Department of Health and Social Services and are non-profit.

Single-Parent Families

Since research on adolescent single mothers did not produce any results, we broadened the subject by using a more global theme of single-parent families. The documents consulted deal mainly with the situation and living conditions of single mothers. The studies by Mondor (1989) proposed an interpretation of the significance of the presence of women as the heads of single-parent families in the core areas of Montreal and their residential mobility. It is observed that housing, whether this be in the form of co-operative, low rental units or condominiums, becomes a determinant element in the improvement of the living conditions of these women.

Single-parent families become a very specific client group in the housing market and the economic conditions of each of these families generates different needs on the real estate market.

Physically Disabled:

The research done specifically on the current housing situation is not very extensive, and we had to collect the information using new volumes which deal with the adaptation of the units to accommodate the disabled.

Rehabilitation centres have developed a continuum of innovative residential resources, such as group homes, group residences, trial/transitional apartments, closely supervised apartments, independent or supervised apartments, shared apartments, shared temporary accommodations, temporary residential accommodations, residential blocks and foster families (Association of Quebec Foster Centres, 1987).

Generally, the physically disabled want to remain in their own district so as to lead a free and responsible life, insofar as physical support systems, psycho-social and financial assistance for housing corresponding to their needs are provided to them (Centre François-Charron, 1981; Wera, 1981).

Mentally Disabled People:

The current types of accommodation can be summarized as institutional or community residences. Among the residential options, we have residential services, family substitutes and therapeutic residential care (Canadian Association for the Mentally Deficient now known as the Canadian Association for Community Living). All of these options above all must meet the precise needs of individuals and correspond to temporary support rather than permanent lodging.

The Homeless:

The homeless find housing in various hostels for the homeless such as emergency and temporary hostel services. In Montreal, a recent study (Fournier, 1989) showed that approximately 10,000 people are homeless.

Out of this number there is always a certain proportion of the homeless who sleep outside, in public areas, with friends, in hospitals or in prison. The lodging resources which are made available to the homeless have been defined by the Metropolitan Montreal Regional Board of Social Services (Beaudoin, 1989). First of all short term lodging provides "one night at a time" services accompanied by very ad hoc interventions. Secondly, mid and long-term lodging offers three week to one year stays to people who wish to become actively involved in taking charge of their lives, as well as those who are losing their independence.

This review of the documentation indicates to us that the specific accommodation and service needs of these particular groups require as many types of accommodations as there are categories of groups. The solutions must be based on the recognition of the diversity and complexity of the problems inherent in each category.

RECOMMENDATIONS FOR RESEARCH:

a) ESTABLISH A STATISTICAL DATA COLLECTION MECHANISM ON THE CURRENT HOUSING SITUATION:

It is imperative to be aware of current social housing trends as well as those advocated by private, public and parapublic organizations. The various formulae which are tested correspond in most cases to the specific needs of categories of users and are innovative in their approach.

The census data (federal, provincial and municipal) departments, agencies, institutions, etc. represent sources of data on housing.

b) **ANALYSE THE PARTICULAR FEATURES OF THE VARIOUS TYPES OF ACCOMMODATION:**

To complete the analysis of the current housing situation for people with special housing needs, one has to examine the characteristics inherent in each accommodation formula. What client group is targeted? What support services are necessary? What are the pertinent assistance programs? etc... A review of these formulae will make it possible to better plan adapted, durable and more human solutions.

3.1.3 Expectations of Intervening Parties:

In this particular section we study the research work, reports and statements of principle which provide insights on the theoretical points of view, values and expectations of advocates, consumer groups and researchers.

The general trend observed in all the documents and comments collected, consists in integrating insofar as possible the people in the community in order, first of all, to make up for the lack of available space in institutions and secondly to contribute to making these people more independent in an appropriate social context.

RECOMMENDATIONS FOR RESEARCH:

- **DEVELOP A BETTER UNDERSTANDING OF THE DIFFERENT PERSPECTIVES AND EXPECTATIONS OF THE VARIOUS INTERVENING GROUPS:**

  It is essential for program planners to clearly understand and weight the real needs of the users, the expectations of the various groups involved and the means used to promote their objectives. In a national perspective, it becomes important to be fully aware of the regional disparities and to reflect this in the types of provincial programs advocated. However, this type of analysis must not mean an increase in the quantity of bureaucratic representations necessary for groups seeking help who often neither have the time nor the money to comply with all these formalities.

3.2 Physical and Social Characteristics of the Housing Environment:

For all persons, including those with special needs, physical and social characteristics of the housing environment affect:

- the individual's ability to live and function independently exercising his/her rights and responsibilities;

- the protection of self and property; and

- the development of healthy communities.

Physical design, location and social organization are environmental factors which may be controlled or modified based on special housing needs of certain people.

1- Physical Design

Fire safety
Crime prevention
Accessibility

2- Location

Special housing projects in the community
Services offered within the housing projects
Target population

3- Social Organization

Organization and type of management

Tenant participation:
- in the design and delivery of housing units
- in the design and delivery of support services

3.2.1 Physical Design:

Housing for disabled persons has monopolized a good part of the research concerning the type of lay-out for the disabled. International Year for the Disabled has undoubtedly promoted research for this category of housing. Much has been published concerning criteria for making housing units accessible (Muscular Dystrophy Association of Canada, 1985; Beauchamp, Richard, 1981; Kushner, Ladia, Aitkens, 1974; CMHC, 1982). The Quebec Disabled Bureau which raised the issue of safety for disabled people living in residential areas, advocates a sharing of responsibilities among the industries and agencies involved (QDB, 1989).

RECOMMENDATIONS FOR RESEARCH:

- **TO CONTINUE RESEARCH ON TECHNICAL SOLUTIONS TO PHYSICAL DESIGN PROBLEMS:**

Continuing effort is required for research to improve existing techniques for the conversion of units for people with special housing needs. The problems of safety pertaining to provisions of the use of B-2 in the National Building Code must be studied regarding the Municipal By-Laws for fire protection, to make it possible, first of all, for the owners of buildings to better understand the principles of improving the safety of existing buildings for people with special needs and, secondly, to incorporate these provisions judiciously in designing new buildings.

3.2.2 Location:

Only a few research studies are available on this aspect of housing. For single mothers, the core areas where services are more accessible by car than by urban transit facilities are much better adapted to their needs than the suburbs (Mondor, 1989; Rose, 1988).

The City of Laval examined the characteristics of social units in the various districts, and recommended housing support interventions adapted to the particular aspects of the various districts (Delacoste, 1981).

The homeless who seek shelters in havens and hostels for the homeless, are a source of discontent for residents and merchants in the districts which are most popular for the homeless.

Centres for people in difficuly which have been set up in residential sectors have succeeded in gaining acceptance subsequent to an enormous amount of energy being invested in increasing the awareness of the residents in the surrounding areas to the needs of these people.

Most of the intervening parties consulted pointed out that better social rehabilitation is obtained by integrating the people in the districts, rather than keeping them in institutions.

Only a few authors (City of Montreal, 1989 and Larin, 1989) have dealt even superficially with the aspect of urban planning within the framework of establishing social housing needs and for good reason, it was a question of documents concerning the development of a housing policy

for the City of Montreal. Housing policies are the ideal means for advocating trends concerning housing for people with special needs, and the various agencies or organizations have very little input regarding the development of these policies.

RECOMMENDATIONS FOR RESEARCH:

a) **STUDY THE PROVISIONS OF THE URBAN PLANNING ACT IN ORDER TO INTERVENE IN THE PLANNING OF SOCIAL UNITS IN MUNICIPALITIES:**

Within the framework of the development of the urban plan and by-laws, municipalities have the opportunity of defining community objectives which may be realized through the "special urban programs" governed by appropriate by-laws. Among others, the evaluation of needs as pertains to equipment and infrastructures intended for the use of community life as well as the determination of areas to be renovated, rehabilitated or protected, all these are part of the elements which can lead to a housing policy. Better knowledge and understanding of the mechanics of this municipal planning tool in conjunction with attractive grant programs would make it possible to set up better located and better integrated affordable housing projects.

b) **SETTING UP A PROGRAM TO INCREASE AWARENESS OF THE AGENCIES INVOLVED:**

In order to make the agencies and organizations more aware of the benefits of social rehabilitation in the districts and of the necessity of knowing how to master municipal planning tools to facilitate the realization of these objectives, it is advisable to establish a communication strategy. Studying the target client group and its needs and preparing an appropriate document to increase public awareness would represent the first step toward increased awareness which, in turn, would lead to maximizing efforts at dialogue in the area of housing for persons with special needs.

3.2.3 Social Organization:

The management of the stock of housing units for people with special housing needs is assured by various agencies and departments each with its own particular features and sources of financing.

Different formulae have been proposed to serve people with special housing needs. Mentally disabled people can count on the services of residences, family substitutes and specialized care (Canadian Association for the Mental Deficient, 1978). Elderly people losing their independence benefit from the following methods: homesharing with pairing or twinning, shared units, community housing or small individual apartments with common living rooms, hotel rooms, public or private housing projects, retirement villages, foster families, private hostels with services, hostel centres, hospitals, garden suites, bi-family and group units (Metropolitan Montreal Social Services Centre, 1989; CMHC, 1987).

Battered women can count on residences, internal houses and supervised apartments (Garceau and Morin, 1984; MacLeod, 1989). The homeless have access to temporary housing, hostels and rooming houses (Beaudoin, 1989; Fournier, 1989).

The physically handicapped have available to them: group hostels, group residences, transitional or trial apartments, second stage apartments, autonomous or supervised apartments, shared apartments, shared temporary accommodations, temporary residential accommodations, trial/temporary accommodations, residential blocks and foster families (Association des centres d'accueil du Québec, 1987).

RECOMMENDATIONS FOR RESEARCH:

- **TAKE STOCK AND EVALUATE EXISTING SOCIAL ORGANIZATION MODELS:**

  It would be appropriate to compare the variety of existing methods to determine common elements which could be generalized, or merely applied to other client groups.

3.3 Access to Support Services:

For some people with special needs, support services are essential to enable them to fulfill their basic shelter needs. For others, support services are essential to give them a real choice of accommodation, to help them integrate into the community, and to help them to achieve stability in their living environment.

In this study, services have been divided into two categories: direct personal care service and linkage services. A review of the research work was carried out in accordance with the following questions:

1. What support services are essential to enable an individual with specific special needs to live outside an institutional setting?

2. What is an appropriate response to a particular special need? Is it advocacy or counselling; peer group, self-help or professional service provider?

3. What does the research tell us about linking and co-ordinating housing and support services?

SUPPORT SERVICES

1. Direct Personal Care Services

Employment (job training and placement)
Health Services (home care, medication)
Social Services (counselling, life skills program)
Recreation (leadership training)
Cultural Services (cultural awareness program)
Home Support (respite care, homemakers)

2. Linkage Services

Legal Advocacy
Co-ordination
Transportation
Information
Referral/Advocacy

Services should be considered according to the form of service delivered.

3. Type of Service Delivery

The formal personal agencies
Self-helf organizations
Informal support of family, friends and neighbours

3.3.1 Direct Personal Care Services

Considering the willingness of agencies to integrate people experiencing difficulties in their community, home care services have been set up.

The elderly count on social assistance services, home care services, "meals on wheels", day centres and les Petits Frères des pauvres (Lebon and Depuy, 1989).

Research work consulted contained very few elements concerning support services to make it possible for people to live outside institutional settings.

RECOMMENDATIONS FOR RESEARCH:

a) **COMPLETE THE INVENTORY OF DIRECT SERVICES FOR PEOPLE WITH SPECIAL HOUSING NEEDS:**

Each category of beneficiary has its own requirements. It becomes important to be aware and to evaluate the human and financial implications for each category, to be in a position to co-ordinate the housing programs and the direct personal care services.

b) **VERIFY THE EFFECTIVENESS OF THE DIRECT PERSONAL CARE SERVICE PROGRAMS AS A MEANS TO INTERVENE WITH PEOPLE WITH SPECIAL HOUSING NEEDS:**

The intervention strategies shall be analysed in order to verify their effectiveness, both as concerns the quality and relevancy of the care provided, and through a comparison between institutionalizing beneficiaries and integrating the beneficiaries in their home setting.

3.3.2 Linkage Services:

Many of the studies reviewed point out that although specialized services might exist to meet the direct personal care needs listed in the previous chapter, people often need help to access the service. The people identified in the research as those most likely to need linkage services include:

1) people with behavioural or multiple problems;

2) those not identified as the responsibility of any one ministry;

3) those in the transitional group caught in the gap between children and adults' services;

4) battered women who do not seek or require emergency shelter but need to find other services;

5) native and immigrant people who face cultural barriers, language barriers and discrimination in accessing services;

6) People living in temporary and emergency shelters who are ready to move back into the community, but need assistance to locate suitable housing and to re-establish social networks with the community.

A review of the research found that there are as many care services offered as there are organizations providing services to beneficiaries.

Agencies such as the Youth Secretariat, the Provincial Association of Hostels and halfway houses for Battered Women, social services centres, etc... provide access to resource people who guide the beneficiaries through the maze of possibilities offered to them.

RECOMMENDATIONS FOR RESEARCH:

- **EVALUATE CURRENT LINKAGE SERVICES AND FORMULATE RECOMMENDATIONS:**

  The inventory of services must be prepared showing the client groups served and human and financial resources available, and must be examined in the light of the following question: Is is more advantageous to pool the services in order to have better dialogue and provide a centralized service? Or is it preferable to merely improve the current decentralized services?

4.0 NECESSITY OF A CO-ORDINATED ACTION PLAN:

This synthesis study was initiated as a stock taking-exercice of the research undertaken in French in Canada to date in the area of special housing needs, to prepare a general list of research needs which could assist the members of the Advisory Committee of the Working Group on Special Housing Needs of the National Housing Research Committee to develop co-ordinated action plans for future research.

We have included below all the recommendations which have been formulated for each theme dealt with in this document:

A- CHARACTERIZATION OF PEOPLE WITH SPECIAL HOUSING NEEDS

- ESTIMATING THE SIZE OF THE TARGET POPULATIONS

. Establishing a clear definition of the targeted client group:

It is necessary that each client group be defined so as to make uniform the inherent criteria for belonging to each category. The notion of "special housing needs" does not meet the same criteria for each client group, and requires indepth research which should be used to sample people with special housing needs more efficiently.

. Set up data bases for each category:

General estimates from usual data banks (census, agencies, etc...) provide indications concerning the size of the population belonging to the various categories. Often, the data collected in these data banks are global and do not make any distinction, within the same client group, between people who have particular housing needs and those who do not.

Thus, it would be necessary to set up data bases adapted to meet these concerns by taking inventory, first of all, of all the agencies providing services to these client groups and by isolating the client groups, for each category, who have particular housing needs, in accordance with the above-mentioned definitions. By consulting these agencies, we will be able to identify the client groups who have real needs and this will allow for better joint efforts by all the entities.

- **CURRENT HOUSING SITUATION:**

. Establish a mechanism for collecting statistical data on the current housing situation:

It is imperative to identify current social housing trends as well as those advocated by private, public and para-public organizations. The various formulae which are tested correspond, in most cases, to the specific needs of categories of users and are innovative in their approach.

The census data (federal, provincial and municipal), the departments, agencies, institutions, etc... represent sources of housing data.

. Analysing the particular features of lodging formulae:

In order to complete the analysis of the current housing situation for people with special housing needs, it is necessary to examine the inherent characteristics of each lodging method. What client group is targeted? What support services are necessary? What are the pertinent assistance programs, etc... A review of these formulae will make it possible to better plan adapted, durable and more human solutions.

- **EXPECTATIONS OF THE INTERVENING PARTIES:**

- To arrive at a better definition of the expectations of the interventing groups:

It is essential for program planners to clearly understand and weight the real needs of the users, the expectations of the various groups involved and the means used to promote their objectives. In a national perspective, it becomes important to clearly understand regional disparities and to combine the provincial programs advocated. However, the end result of this type of analysis should not lead to an increase in bureaucratic representation necessary for groups with needs, who often have neither the time nor the money to comply with all these formalities.

B- PHYSICAL AND SOCIAL CHARACTERISTICS OF THE HOUSING ENVIRONMENT

- PHYSICAL DESIGN

. Continue research on technical solutions inherent in the physical design problems:

Continuing effort is required to improve existing techniques involving the conversion of units for people with special housing needs. Safety problems related to provisions of the use of B-2 in the National Building Code, must be studied as pertains to Municipal Fire Safety By-Laws, to make it possible, first of all, for the owners of buildings to better understand the principles of improving the safety of existing buildings for people requiring special care, and secondly to incorporate these provisions judiciously when designing new buildings.

- LOCATION

. To study the provisions of the Urban Planning and Development Act to provide input at the planning stage for social housing in the municipalities:

Within the framework of the development of the "Urban Planning By-laws and Plan", the municipalities have the opportunity to define community objectives which can be realized through the "Specific Urban Program" and under the control of appropriate by-laws.

Among others, the evaluation of equipment and infrastructure needs to promote community life, as well as the determination of zones to be renovated, rehabilitated or protected, are part of the elements which could lead to a housing policy.

Better knowledge and understanding of the mechanics of this municipal planning tool, together with appropriate grant programs would make it possible to execute housing programs which are well located, integrated and affordable.

. Set up a program to increase the awareness of agencies:
In order to make agencies more aware of the advantages of social rehabilitation in the districts, and of the need to master municipal planning tools to facilitate the realization of these objectives, it is appropriate to establish a communication strategy. Studying the targeted client group and its needs and preparing an appropriate document to increase public awareness would represent the first step towards increased awareness which would lead to maximizing joint efforts to produce housing for people with special needs.

- **SOCIAL ORGANIZATION**

. To take stock of, and evaluate existing social organization models:
It would be appropriate to compare the variety of existing methods to determine common elements which could be generalized or merely applied to other client groups.

C- FAST ACCESS TO SUPPORT SERVICES

- DIRECT PERSONAL CARE SERVICES

. **Complete the inventory of direct services for people with particular housing needs:**
Each category of beneficiary has different requirements. It becomes important to be aware of and evaluate the human and financial implications for each category in order to co-ordinate housing programs and direct personal care services.

. **Verify the effectiveness of direct personal care service programs as a means of intervention with people with particular housing needs:**
The intervention strategies shall be analyzed to verify their effectiveness, both regarding the quality and the relevancy of the care provided, and through a comparison between institutionalizing clients and their integration in their homes.

- LINKAGE SERVICES

. **Evaluate the current linkage services and make recommendations:**
The inventory of services must be prepared showing the client group served and the human and financial resources available, and must be examined in light of the following question: Is it more advantageous to pool services in order to provide a better joint and centralized service? Or is it preferable to merely improve the current decentralized services?

In summary, the consultations undertaken with contact people have made it possible for us to identify four elements of consensus:

- adequate integration of people into the community shows clear results, and places institutionalization in second place as a preferred intervention strategy;

- the agencies responsible for social housing must concentrate their efforts to avoid duplicating services offered and to adopt a joint action plan for social housing (by agencies, we mean departments, corporations, groups, federations, volunteer organizations, hostels, etc...);

- the lack of financing in the delivery of support programs to people with particular housing needs;

- the pursuit of innovative formulae for the types of housing, location of sites and support services.

The development of public policies and programs for people with special housing needs must rely on sufficient resources and joint representations which may improve the quality of life of the beneficiaries, within the more global framework of a social project.

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APPENDIX A

NATIONAL OCCUPANCY STANDARD

NATIONAL OCCUPANCY STANDARDS

- A standard which is used to determine the number of bedrooms required for a household.

- Used at both stages in the model:

  Stage One - To identify households which are overcrowded.

  Stage Two - To determine the income required to afford a rental unit suitable in size to eliminate the household's overcrowding problem; this is the income which is compared to the household's income to determine if it is in core need.

The standard is sensitive to both household size and household composition.

Specifically, the standard states that a "Suitable Dwelling" for the purposes of determining core housing needs means a dwelling which can accommodate a household according to the following prescriptions:

- A maximum of two and a minimum of one person per bedroom, where:

  - parents are entitled to a bedroom separate from their children;

  - household members aged 18 years or more are entitled to a separate bedroom unless married or otherwise co-habitating as spouses;

  - dependents age 5 or more of opposite sex do not share a bedroom.

APPENDIX B

TERMS USED AND DATA BANKS CONSULTED

DESCRIPTIONS

The terms used for library searches were:

unit
housing
homeless
immigrants
mentally disabled
disabled persons
physically disabled
Amerindians
Natives
Inuit
elderly
battered women
single mothers
one parent families
runaways
ex-convicts
ex-offenders
delinquents
adolescents
invalids
poverty
hostels
transition centres
battered women
foster families
vagrants
homeless
home
rental housing
social housing
co-operatives

Data Base	Description
DIALOG	On-line research service providing access to different data bases including social science information data base (social science citation index, abstracts of sociological documents)
DOBIS	The data base of the National Library.
OONL (CAN OLE)	Data base of Canadian documents except the articles. Includes CAN OLE. National Library of Canada.
ICURR	Intergovernmental Committee on Urban and Regional Research Data Base Search
PAIS	The data base that provides broad coverage of the social sciences including public administration, housing, demography, economics and public policy. Years of coverage are 1972 to present. National Library of Canada.
Manual Research	Canadian Council on Social Development Library
	Canadian Periodical Index (1979-1987)
	Canada Mortgage and Housing Corporation acquisition list (1970-1987)
	University of Sherbrooke Library
	Laval University Library
	Montreal University Library
	University of Quebec in Montreal Library
	INRS (Institut national de recherche scientifique) Documentation Centre - Urbanization
	Documentation Centre of the Quebec Housing Corporation
	Documentation Card of the Bureau of the Disabled of Quebec

APPENDIX C

LIST OF CONTACTS

CONTACTS

Adam, Daniel	Institut de réadaptation de Montréal, Montréal
Brunet, Lyse	Société Elizabeth Fry Montréal métropolitain inc., Montréal
Carmec, Daniel	Regroupement des comités-logement et des associations de locataires, Montréal
Desmarchais, Paulette	Centre des services sociaux de Montréal métropolitain, Déficience intellectuelle, Montréal
Dubois, Jacques	Centre de services sociaux du Montréal métropolitain, Montréal
DUPUY, Louise-Nicole	Centre de services sociaux du Montréal métropolitain, Direction des ressources, Montréal
FIORINO, Giovanni	Centre de services sociaux, de Montréal métropolitain, Service migrants-immigrants, Mortréal
GARIEPY, Lorraine	Centre de services sociaux du Montréal métropolitain, Direction des ressources, Montréal
GIROUX, Evelyne	Centre hospitalier Louis H. Lafontaine, Montréal
GONTHIER, Louise	Service de soutien aux organismes communautaires, ministère de la santé et des services sociaux, Québec
HEBERT, Anne	Direction de la coordination et de la recherche, Office des personnes handicapées du Québec, Drummondville
LAPOINTE, Jean	Bureau de services sociaux, Centre-ville, Montréal
LARIN, Jacques	Centre de services sociaux du Montréal métropolitain, Direction des services professionnels, Montréal
LAURIN, Jacques	Centre de services sociaux du Montréal métropolitain, Service migrants-immigrants, Montréal

PATENAUDE, Jules	Secrétariat à la jeunesse, Québec
PRUD'HOMME, Diane	Regroupement provincial des maisons d'hébergement et de transition pour femmes victimes de violence conjugale, Montréal
RENAUD, François	Société d'habitation du Québec, Direction analyse et recherche, Montréal
ROBERGE, Anne	Société d'habitation du Québec, Direction analyse et recherche, Montréal
ROSE, Damaris	INRS-Urbanisation, Montréal
SALOIS, Louis-Olivier	Centre de services sociaux du Montréal métropolitain, Directeur des ressources adultes et personnes âgées
VIENS, Elyse	Fédération des ressources d'hébergement pour les femmes en difficulté du Québec, Anjou

APPENDIX D

LETTER TO CONTACTS

Sherbrooke
25 October 1989

Dear :

The Quebec Housing Corporation (QHC) has given the Urbanitek Inc. firm the mandate to prepare a report which will take stock of the research undertaken to date on special housing needs written in French in Canada.

QHC has agreed with Canada Mortgage and Housing Corporation (CMHC) to undertake the preparation of such a report in order to develop action plans for future research in this area.

Specifically the objectives of our study are the following:

1. To develop a conceptual framework that can be used to classify existing research and the critical research issues identified;

2. Identify the key Canadian research that addresses the special accommodation and service issues inherent in responding to people with special housing needs;

3. Identify key issues examined in the relevant research studies, and thereby classify this literature within the special housing needs framework; and

4. Identify areas for further research.

The final report will present the issues identified in the literature, clarify the state of present knowledge, highlight knowledge gaps, and present recommendations regarding the direction of future research efforts in this area.

For the purposes of this study, a definition of persons with special housing needs has been developed. This definition includes those persons who require "special" physical design or support services without which their basic shelter needs cannot be fulfilled. In other words, these persons would be unable to live independently in a social housing setting even if their basic shelter requirements were fulfilled (if a suitable affordable, of adequate size unit were provided) because of their needs for either special design features or support services.

These special requirements may include, for example, personal support services, aids or devices, or adjustments to the social physical housing environment. Social housing includes federally and/or provincially subsidized housing such as public housing, public and private non-profit housing, and co-op housing, as well as units assisted under rent supplement programs.

This study will include a selective assessment of research issues in order to meet the project deadline of 19 December 1989 and to stay within the resources available. This approach requires the assistance of a small group of persons, such as yourself, who are knowledgeable about social housing, persons with special housing needs, and their support service requirements.

We will contact you in the next few weeks to ask you the following questions:

1. In your view, what are the key pieces of research that should be addressed by the study?

2. How can we access these pieces of research?

3. In your view, what issues require further research?

4. Do you know of knowledgeable people in these areas whom we should contact?

We look forward to discussing these questions with you in the near future. If you have any questions, please do not hesitate to call us at 1-800-567-6961.

Yours sincerely,

Pierre Mailhot
URBANITEK INC.

Attachments

APPENDIX E

ANNOTATED BIBLIOGRAPHY

MENTALLY DISABLED:

CANADIAN ASSOCIATION FOR THE MENTALLY DEFICIENT. Residence Services Manual: Residential Options in the Community for Disabled People, 1978, multiple pagination

This manual was prepared to meet a rising demand and urgent need to provide a grid to those interested in community residences for people whose development is deficient. The guiding principles, the material installations, residential options, administrative and economic factors, as well as the whole community are dealt with. The range of residential options is vast and it can be broken down as follows: residential services, Family home, therapeutic residential care. These options must first and foremost satisfy the specific needs of a person and represent a temporary support rather than permanent lodging.

IMMIGRANTS:

LESCOP, Renée. Policies and Programs in Housing: Their Effects on Exercising the Right to Housing by Ethno-Cultural Minorities in Quebec, Quebec Human Rights Commission, 1988, 91 pages and appendices

The goal of this document is to identify the political, legislative, regulatory and institutional obstacles likely to prevent people from belonging to certain ethnic and visible minorities to have access to the benefits offered by society in terms of housing. A detailed analysis of all means of recourse and programs which exist is described therein.

VACCARO, Maria. Certain Characteristics of Housing and Ethnicity on Montreal Island, Quebec Human Rights Commission, 1988, 28 pages

This study constitutes a profile of the ethnic landscape on the Island of Montreal, and its goal is a description of the place of residence by density of ethnic and visible groups and by socio-economic level and housing characteristics. It is observed that units in high density ethnic sectors systematically have an average monthly rent higher than the average price for non-ethnic sectors.

ELDERLY PEOPLE LOSING INDEPENDENCE:

BAIRSTOW, Dale. Demographic and Economic Aspects of Housing for the Elderly in Canada, Canada Mortgage and Housing Corporation, Ottawa, 1973, 382 pages

This study was prepared to be used as a basis for a study of housing needs for the elderly in Canada. The goal consisted in analyzing and describing on a regional, provincial and municipal basis, movements in the elderly population, and to examine the variations in the breakdown of income for this age group between 1961 and 1971. The growth of the economically poor elderly group was examined by province and by a few municipalities in view of determining the regions where a potential housing need is detected.

BELANGER, Lucie and DELISLE, Marc-André. Low Rental Housing for the Elderly: Psychological and Social Effects of Being Accepted for Low Rental Housing Units and of Being Refused, Laboratory of Social Gerontology, Faculty of Social Sciences, Laval University, 107 pages

The goal of this research study was to evaluate the psychological and social effects, both on being admitted to low rental housing projects for the elderly and on being refused admittance. The results show, that as pertains to the type of people for whom these units were intended, low rental housing units represent a beneficial intervention. However, it is only by considering the effects of refusal that we can better understand the full importance thereof. It is observed that unless the housing allowance concept is accompanied by measures which are designed directly to alleviate difficulties shown as pertains to the maintenance of a satisfactory social life, this concept does not produce results comparable to those in a low rental housing project, but this still has to be verified.

GIRARD, Suzanne. For Elderly Women in Montreal: A Joint Intervention re: Housing and Income Based on an Assessment of the Current Situation, thesis submitted to the Faculty of Urban Planning to obtain an M.A. degree, McGill University, Montreal, 1984, 196 pages

The main objective of this thesis is to formulate a policy to govern interventions involving housing and the allocation of financial resources for women aged 65 and over based on an assessment of the current situation

subsequent to an analysis of the financial situation of elderly women, of their housing conditions, existing programs and existing types of housing. Recommendations are presented to produce better financial stability, better structured measures to improve housing and to implement integration and information programs for the elderly.

GRANDMAISON, Aline. Evaluation of Resources to be Used as Alternatives to Institutionalization of the Elderly, Volume 5, Evaluation of Types of Housing for the Elderly, Index of Written Material, Metropolitan Montreal Social Services Centre, 1989, 53 pages and appendices.

This document deals mainly with the evaluative research on the various non-insitutional housing formulae and which are likely to represent alternatives to institutionalization and the traditional type of private housing. These evaluations touch on the following formulae: home sharing with pairing or twinning; the shared unit; community housing or small individual apartments with common living room; rooms in hotels; public or private housing projects and retirement villages. The impact of re-location on the elderly and the effects of moving on the well being of the elderly are also studied. All the documents consulted show that the experiences which have been attempted, present a positive impact which is evident in terms of improvement in mental health or an aspect such as morale, feeling of security, social interaction and income.

LAMARCHE, Michel. Study on Housing and the Elderly Losing Independence, CKSC. La Petite Patrie, 1989, 67 pages

The elderly population of Quebec is increasing and proportionally, the number of elderly losing their independence continues to grow. The concern which is the subject of the study is to find out whether location, cost, physical layout and services connected with the housing available to them are appropriate. Subsequent to a survey, intervention avenues have been suggested, incentive measures for grouping and homesharing of people, adaptation measures for units, measures promoting the emergence of intermediate living environment with the assistance of the health and social services network, or with other institutions, measures to increase the capacity of elderly tenants to pay their rent, measures likely to improve the quality of life at home, and measures to promote the pooling of resources.

LEBON, André and DUPUY, Louise-Nicole. Intermediate resources to create for the Elderly Starting to Lose their Independence Within the DSC Saint-Luc Territory, 1989, 53 pages and appendices

This document outlines the profile of the client group and of the intermediate resources to meet the needs of this client group and recommends the development of certain resources. The resources are the foster families, private residences with services, lodging hostels, and hospitals. As to the "lodging" component, among the services offered there are psycho-social assistance services, in-home maintenance services, meals on wheels, the day centre and les Petits Frères des pauvres. Immediate resources to be created are: individual supervised apartments offering meal service, transition resource and the garden suite. Recommendations are made as to the implementation of garden suites and relations between practicians-resources, practicians-beneficiaries and the elderly.

RENAUD, François. The Impact of the Aging of the Population on Housing: The Elderly and Their Residential Needs, Quebec Housing Corporation, 1989, 46 pages

This document deals with the impact of the elderly on the housing market and in the more general context of the aging of the population. The characteristics of the aging of the population, state interventions in housing for the elderly, the result of interventions to maintain the elderly at home, foreign experiments and solutions that favour maintaining the elderly in their present dwelling and those involving a change in the place of residence are taken into account. The problem area in home care and services, as well as the role of the residential environment on the greater welfare of our elderly will have to be considered in the perspective of evaluating residential needs. Significant awareness work is judged necessary in order to combine the efforts of all the intervening parties.

RENAUD, François, ROY, Claude et TREMBLAY-LAMARRE, Josette. Socio-economic Profile of Public Housing Tenants in Quebec, Quebec Housing Corporation, 1981, 70 pages

The study notes that the supply of public housing intended for the elderly has increased considerably over the past few years and to the detriment of housing designed for families. We are witnessing a transformation in the clients for public housing and in the type of these housing units. The large number of low income female-led

households which have a large impact on the socio-economic characteristics of households in general is pointed out. The type of unit which the Corporation has built and will continue to build means that the number of households with independent incomes should decrease yearly.

It can be said that what the state will collect in rental income will be increasingly more related to its own social programs in the area of income security. Thus the rental households are in very low income brackets and their socio-economic situation will not improve greatly in the coming years.

CANADA MORTGAGE AND HOUSING CORPORATION. A Choice of Housing for the Elderly, 1987, 26 pages

The objective of this document is to increase public awareness with regard to the scope and the type of housing which is, or which could be made available to elderly Canadians. Among the least familiar types of housing we should mention shared units, garden suites, adaptable units, bi-family units, grouped units, Abbeyfield cohcept, supervised units for the retired, retirement villages, mobile homes for retired and communities with medical services adapted to the changing needs of the residents. The last chapter deals with a CMHC research project which is intended to increase the range of solutions in housing for elderly Canadians.

THERRIEN, Gilles and BOUCHARD, Pierre. The Living Conditions of the Elderly at Home, Department of Social Services, 1983.

This collection of texts on the situation of the elderly 65 years of age or older is part of a study exploring the situation and living conditions of the elderly both in institutions as well as at home. Housing, the desire for lodging, income and isolation are the themes which are dealt with therein. The results indicate that, most of the time, the elderly maintain a certain quality of housing even if this means spending a large portion of their income. Others on the other hand, wish to be lodged in their current unit.

TREMBLAY, Jocelyne. Housing Needs and Problems of Tenants in the Private Housing Sector, in: "Actualité immobilière", page 31 to 33.

This report deals with elderly people living as tenants in private houses and who are experiencing considerable difficulties. The housing is old, the sector is in an underprivileged area, and the tenants do not have decent

incomes. These consequences impact negatively on the elderly both physically and psycho-socially. The solutions are to be found in the creation of housing co-operatives and by the provision of suitable housing.

VEILLEUX, Marie-France and BERTRAND, Danyelle. Evaluation of the Impact of a Group Physical Exercise Program on the Isolation of Retired People in Low Rental Housing Projects, DSC du Centre hospitalier régional de la Beauce, 1986, 148 pages.

The verification of the impact of the project shows that most of the participants feel that they are in better physical shape at the end of the project, and for the participants, this involves a psychological feeling of well-being as a group. Moreover, a very slight increase in social contacts is noticed and 70% of the people point out that they got a little closer to the people in their rental housing complex. The high level of satisfaction shown concerning the involvement of volunteer workers in low rental housing project activities leads to a reflection on the importance of relations between the residents and the outside. The need for community animation for the retired elderly seems very real.

WEXLER, Martin. "Towards a Residential Environment Socially Adapated to the Needs of the Elderly", Accessibility of Housing for the Elderly, Workshop organized by the Canadian Housing Council, Sainte-Foy, 1989, 21 pages

The report provides a profile of the various actual experiences of many groups of elderly, such as widows, people living in low rental housing projects, tenants living in rural and urban areas, households without children, people living in public housing, and the beneficiaries of services to encourage the elderly to stay in their homes. The possibility of encouraging types of housing which provide better social support such as shared units or inter-generational home sharing are mentioned.

BATTERED WOMEN:

BEAUDRY, Micheline. Houses for Battered Women in Quebec, Editions Saint-Martin, 1984, 110 pages

This study presents the development of houses for battered women in Quebec, the innovative aspects of their intervention in society as well as their contribution to the women's social movement. Women have chosen a familiar

and anonymous area to struggle against violence, i.e., the home. But the service ideology of nuns, housewives or feminists provides a large range of houses. Purely protective houses deal only with the functional aspect of domestic life and an attempt is made to avoid any form of participation in normal home life.

The protectionists with a notion of right perceive women as subjects with rights to be respected, they speak a "professionalizing language". The pure emancipationists have a feminist language and socializing concerns, wherein independence is sought for and by the women being protected in the homes. Homes sheltering radical emancipationists are not areas where domestic work is done but a place where many women exchange views on their common situation.

GARCEAU, Marie-Luce et MORIN, Lise. Alternative Housing for Women and Violence Against Women in Abitibi-Témiscaminque, University of Quebec in Abitibi-Témiscamingue, 1984.

This research study presents a first profile of women victims of violence in the region and confirms the necessity for a type of interval house. Its very existence also represents a preventive tool, since no indepth change can occur without the implementation of an alternative. A halfway house is a symbol for the community which it serves, a symbol showing society that a certain type of violence is no longer acceptable and will no longer be tolerated. Thus it is imperative that so-called civilized societies, their governments and the various social groups, ensure consolidation of existing halfway houses and provide the economic tools necessary for the expansion of this network.

INFORMATION-RESOURCES: WOMEN AND HOUSING. A File to be Opened, Minutes of the Women and Housing Workshop, 1988, 173 pages

This document presents a profile of the situation of tenant women, i.e., their economic situation, access to housing, where and how they are housed as well as various real life experiences by these women. Testimony is given as to the various forms of housing advocated for single parent families, natives and immigrants.

MACLEOD, Flora. The Halfway House, How to Find a Shelter to Protect Battered Women, Health and Welfare Canada - United Appeal, 1989.

This document deals with the justification of halfway houses in small communities as well as the objectives pursued by the houses as pertains to the needs of children, maintenance of contacts once the stay in the house is over, support groups and defence of the women's cause in the government system, including housing. The stages involved in setting up a halfway house are described, publicity, administration and management of the house are explained in great detail.

The presence and the role of the house in the resource network are clearly defined and the long term trends indicate the need for supplementary services, financing, government policy and the implementation of provincial and national networks.

THE HOMELESS:

BEAUDOIN, Carmen. Resources for Homeless People in the Metropolitan Montreal Region, Current Situation, The Health and Social Services Board of Metropolitan Montreal Region, 1989, 26 pages and appendices.

This document deals with the various existing resources by grouping them in three separate categories: lodging resources, external resources, and the resources offered by non-profit rooming houses. The number of homeless in Montreal is estimated at 10,000. 1,148 beds out of the resources are available to offer lodging services on the short, medium and long term to alcoholics and other drug addicts. In conclusion, the document provides an overall profile of the resources for the homeless by sub-group of resources, types of client groups and the number of people, beds, meals and units available.

CARIGNAN, Daniel and VEILLEUX, Henri-Paul. The Homeless in Hull: A Study Concerning the Scope, Origin and Etiology of the Phenomenon, Community Services Office at the University of Quebec in Hull, at the request of the City of Hull, Municipal Housing Board, 1988.

The objectives of this research study consist in determining the number of homeless in Hull, describing their economic and social origin before they became homeless, explaining the causes of this phenomenon,

describing the places where the homeless congregate, listing the motivations and attitudes vis-à-vis the acquisition of a housing unit and proposing solutions which reflect the types of housing adapted to their needs, their financial resources and their educational, psychological and sociological problems. It appears that 80% of the homeless are men, that these people went through a difficult socio-economic situation before joining the ranks of the homeless, that many young people end up homeless subsequent to family conflicts, that drug addiction and psychiatric problems are frequent.

The recommendations concerning the level of housing propose a temporary lodging centre (7 days) to accommodate 30 people per night. The creation of community units (10 three room units) with common kitchen and activity centres is advocated. Moreover, new low cost housing should be added to make it possible for singles to have access to it. A global housing policy for low income people is recommended.

FOURNIER, Louise. Listing of the Client Groups for the Centres for the Homeless in Montreal, Douglas Hospital Research Centre, Verdun, 1989, 44 pages.

In this study, all the clients lodged in the centres for the homeless in Montreal were contacted over a one year period. According to census data and to other estimates, apparently there are 15,636 clients who have used this network of missions, havens or hostels for the homeless in Montreal, and among them, 8,756 have slept in one of the centres for the homeless. Such a large number of users justifies the necessity of an intervention plan for this client group in Montreal. Each month, almost one-third of the clients are new and, in addition, half of the clients contacted were only seen in one centre and for only one month. Detailed information is presented in tables for the benefit of the participating centres.

CITY OF MONTREAL. Low Income Singles and Homelessness, State of Housing Problem. Housing and Urban Development Department, Housing Module, 1989, 58 pages.

The subject of this study is limited to identifying the housing problems faced by low income singles in Montreal, to attempt to assess their housing needs. Four sub-groups were identified: first of all, those for whom it is most difficult to find housing; secondly, low income roomers; thirdly, singles, tenants, between 15 and 64 years old, spending more than half of their income on housing, and

fourthly; singles, tenants 65 years of age and older, spending more than half of their income on housing. The solutions are based on the recognition of diversity and complexity of the problems of those people who are most poorly housed, whether this be due to a lack of affordable housing or to other factors which also go far beyond municipal jurisdiction, especially medical and social support services, the unemployment rate, the amount of government benefits and the minimum salary level.

OUELLETTE, Françoise-Romaine, Homeless and Voiceless Women, Conseil du statut de la femme, Les publications du Québec, 1989, 89 pages.

This document shows the most important facets of the life of homeless women and clearly identifies the factors which result in their leading a marginal life. In addition, it shows to what extent the situation experienced by these women is different from that experienced by men. The text stipulates exactly what is meant by homeless women and provides some statistical information concerning the representation of the women within this population. The main elements of explanation which may be used to justify the recent increase in the number of homeless women are presented. The differential socialization of the sexes in society, the social isolation of homeless women and the life experiences which have led to this situation are dealt with.

ASSISTANCE NETWORK FOR SINGLES AND HOMELESS PEOPLE IN MONTREAL INC., Housing for People Living Alone and for those for Whom it is Difficult to Find Accommodations, 1988, 16 pages.

Community workers in the Montreal core area have set up non-profit agencies to promote housing for underprivileged people living alone. The members of organizations called MA CHAMBRE, CHAMBREVILLE, UN TOIT POUR TOI and CHAMBRENFLEUR fought to create stable housing units at affordable prices. The cumbersome bureaucratic nature of grant programs meant that the speculative market converted rooming houses into divided condominium properties and luxury boutiques. Recognizing that low income singles have the right to permanent, stable and clean housing requires a political willingness which does not exist. Thus people who are difficult to accommodate will never have a permanent unit only if they are supported both individually and collectively.

RHEAULT, Jean-Yves. Mental Health Services for the Homeless, Health and Social Services Board of the Metropolitan Montreal Region, 1989, 17 pages and appendices.

This report deals with the development of mental health programming for the homeless population in Montreal. The CSSSRMM made it possible for the network of alternate and intermediate resources to reach more than 6,000 people. This network clearly contributes to the maintenance and development of the living conditions of psychiatric patients, and thus avoiding homelessness and social destitution. However, people experiencing multiple difficulties do not receive the treatment and maintenance services necessary in the community.

ROY, Shirley. Portraits of Homeless Men, Editions Saint-Martin, 1988, 174 pages.

This book describes the social space of homeless men and tramps and the network of soup kitchens. Indications are provided that contemporary homelessness apparently is a result of the de-institutionalization of psychiatric hospitals; the increase in the number of homeless is apparently proof of this failure. L'Accueil Bonneau was chosen as a particular location to be studied in depth, and it was discovered that the men form a kind of sub-group of the social assistance client group, i.e., the elderly, singles and roomers. The process by which one becomes homeless is caused by solitude and isolation from any integrating milieu. The clients at l'Accueil Bonneau are those who are at the extreme limit of the most underprivileged and foresaken of all the social assistance clients.

The homeless did not become homeless because they let themselves go or due to personal shortcomings, but because they are living in a society which has forgotten them, which has ignored them and which, all things considered, has treated them as second class citizens.

SINGLE PARENT FAMILIES:

MONDOR, Françoise. Report on Housing of Women Led Single Parent Families on Plateau Mont-Royal. Itinerary and Stakes, Masters thesis in Urban Planning, Faculty of Development, University of Montreal, 1989, 88 pages and appendices

This study deals with the relation between the arrival of women-led families in the core areas and their evolution into a single-parent family situation. Conversations were held with 19 single mothers and this made it possible to observe that their arrival does not usually coincide with the evolution of their situation into a single-parent family.

On the contrary, this type of district appears as a privileged residential area at the very beginning or at the end of several important stages of family life for a majority of women, whether they are educated or not. Residential stability appears as one of the pre-requisites for socio-economic progression. Thus it becomes important to recognize the single-parent families as being a particular client group in the housing market and questions have to be asked concerning the real priority granted to families who are more or less underprivileged in the co-operative milieu and in assisted homeownership programs.

ROSE, Damaris. "Where and How are Women Housed?", Minutes of Women and Housing, Information - Resources Women and Housing, A File to be Opened Workshop, Montreal 1988, 29-37 pages.

This document deals with the notion of the inclusion of units occupied by female-led households in the spatial organization of the built environment, their location in urban or rural areas in relation to services, transportation, etc. Urban space is structured based on the family life cycle, the services in the suburbs are more accessible by automobile than by urban transit and the core areas become the prime place of residence for singles, single-parent families, including a number of divorced women who are forced to give up their suburban home after their marriage breaks down.

PHYSICALLY DISABLED PEOPLE:

CANADIAN ASSOCIATION OF MUSCULAR DYSTROPHY. The Adaptation of Houses to the Needs of the Disabled. Canadian Housing Design Council, Montreal, 1985, 53 pages.

Canada Mortgage and Housing Corporation and the Canadian Housing Design Council jointly financed the adaptation of a unit for a family of sixteen children, many of whom are handicapped. The document was produced to show how the operations were conducted and to illustrate the challenge of renovation. The stages in the planning of the work and the renovation work itself are presented therein as well as the approach utilized to layout and renovate the following elements: the exterior of the house, the entrance ways, interior traffic, living areas, bedrooms, bathrooms, kitchen and play areas. The approximate costs, sources of financing and a list of specific products are also studied.

ASSOCIATION DES CENTRES D'ACCUEIL DU QUEBEC (QUEBEC HOSTELS ASSOCIATION). The Residential Resources Developed and Used by Rehabilitation Centres for People with Physical or Intellectual Deficiencies, Directorate of Professional Services, 1987, 27 pages.

The Rehabilitation Centres over the past few years have successfully developed a continuum of innovative residential resources for those suffering from physical or intellectual deficiencies. Group homes, group residences, transitional or trial apartments, closely supervised apartments, independent or supervised apartments, shared temporary residential accommodations, trial/temporary apartments, residental blocks, and foster homes are all types of lodging which have been set up for these people. The main difficulties observed are: limited involvement of other partners in the community, insufficiency of foster families, the evolution of client groups and their needs and the lack of alternative residential resources. Avenues of solution for the future are to be found in alternate residences such as co-operatives, the creation of regional funds attached to the CSST (Commission de la santé et de la sécurité au travail) and group residences involving the participation by the users in the living expenses of the unit. The objective is to make available to the people involved resources integrated into the community.

BEAUCHAMPS, Gilles and RICHARD, Pierre. Intervention Alternatives to Make Housing Accessible: Recycling, Renovation and New Housing, Canada Mortgage and Housing Corporation, Montreal, 1981, 35 pages.

This study aims at producing a tool for groups and agencies who can assist disabled people in making housing accessible through recycling, renovation and new construction. The principle of accessibility is defined therein, as well as policies, programs, standards, and requirements in force. The chapter on the analysis of alternatives provides technical examples concerning the entrance ways to duplexes, triplexes, 6 unit and 9 unit buildings as well as the problems inherent in traffic and community services. The various possible arrangements in the unit are discussed.

CENTRE FRANCOIS-CHARRON. Evolutionary Research Dealing with the "Accessory Units and Support Services Experimental Project", Clinical Activity Department, 1981, 217 pages.

The basic objective of this research study consists in making it possible for a certain number of people suffering from a serious physical deficiency to live in a normal residential context which forms an integral part of the city. One of the objectives consists in making available 30 to 60 apartments which are affordable with the assistance of grants and psycho-socio and assistance programs.

The results were conclusive and the beneficiaries affirmed that relations with their family and friends improved since their arrival in an apartment. In conclusion, it is, in fact, possible for disabled people to live a free and responsible life in a normal residential context provided that they are provided with the physical, psycho-socio and financial assistance for housing corresponding to their needs, and at a cost less than what it would cost the state to provide for their needs in an institution.

KUSHNER, Carol, LADIA, Patricia et AITKENS, Andrew. How to Make Housing Accessible: Guide for the Disabled Consumer, Canadian Housing Design Council, Ottawa, 1984, 103 pages.

This manual provides numerous suggestions as to how to make your housing unit more accessible. Advice is found therein on the layout to be able to move about in a wheelchair. The second chapter lists the various forms of financial assistance to which one may be entitled to make conversions. In the third chapter, a list of the current

accessibility problems and possible solutions is found. The last chapter presents a list of products available to improve accessibility within a unit as well as a list of manufacturers and distributors.

MARCEAU, Françoise, et al. Economic Needs and Housing Needs of the Physically Disabled in Metropolitan Quebec City, Masters, Laval University, Social Service Faculty, 1969, 264 pages.

This study is divided into four parts. The first part deals with the objectives and the contents of the research project, the second one with the financial conditions of socially assisted disabled, the third with the financial conditions of disabled people who are working and the fourth with the disabled and their need for housing. As pertains to housing, a questionnaire was submitted to 42 disabled people concerning the types of units, accessibility, stairs, limitations to mobility, density, rooms, costs, usual commodities and specialized material required.

The results indicated that the difficulties of access, lack of commodities, inadequate layouts and limited areas seemed to be the main deficiencies observed by the interested parties. Besides these physical reasons, it is interesting to note that 28% raised reasons of a psychological nature; to have more liberty, to have one's own home.

MARTEL, Syvlie and DE SART, Marthe. Access-Target, Montreal, Readaptation Institute, Editions Saint-Martin, 1988, 194 pages.

The document is intended for disabled people, contractors, architects and any other resource person. It provides possible residential layout solutions to meet the needs of people in wheelchairs. It includes a model of residential layout measures, orientation principles for the choice of layouts and a list of accessibility solutions at home. Such subjects as access to exit ways, vertical and horizontal interior traffic, layout of the main rooms in the home and certain elements related to storage, heating, lighting and security are broached.

MEUNIER, Paule Fournier. The Disabled Vis-à-Vis Collective Lodging, Laval University Thesis, Faculty of Social Services, 1969, pages 258-324.

The author attempts to determine who, among the disabled people, wishes to live in a group home and why and how these people consider the latter. The analysis of results of the questionnaire indicates that most (90%) are satisfied with their current conditions and do not want to live in a group home for the disabled. Thus, disabled people who keep a functional capacity to live an independent existence have a marked preference for group living, i.e., a house where each one has his/her own apartment and where certain services are provided without being mandatory (laundry, rest areas, care for sick people). From a psychological point of view, independence and automony of the disabled person must be motivated and maintained wherever possible. People who need care and supervision may be admitted to specialized group homes.

SVETLIK, Vladimir. Towards a Model of Development of Architectural Standards, Montreal, Masters Thesis, Faculty of Development, University of Montreal, 1986, 194 pages.

This masters thesis raises the need to create a model for the development of functional architectural standards in view of implementing social integration policies for individuals. The original nature of the model is based on the fact that the focal points of the whole architectural concept are not the physical elements of architecture but rather the capacities and activities of the individual. A case study has shown the veracity of the hypothesis. The results obtained show that it is possible to obtain artifacts, places and situations of a built and structured design such that they are no longer exclusive for a particular user but are made available to the whole population with these particular capacities.

WERA, Françoise. Social Integration and Access to Goods and Services, Office des personnes handicapées du Québec, 1981, 61 pages.

This document was prepared as part of International Year of the Disabled. A social integration plan must take into consideration all the intervening parties and ensure that the disabled person benefits from all the services rapidly and effectively. The residential service needs and the needs for in-home services are urgent and should have priority in the development of policies. The conditions

in hospitals on short and long term, and rehabilitation centres and in adapted units are described and commented upon.

NATIVES:

BIGUE, Lucie and PAGEAU, Serge. Housing in Inuit New Quebec, Quebec Housing Corporation, 1980, 90 pages.

This document is a retrospective look at government interventions in the field of housing in New Quebec, as well as a quantitative and qualitative inventory of the stock of existing housing. The housing needs are expressed in terms of demography and livability of the housing stock. The recommendations fall in line with the political statements: to provide safe, healthy and uncrowded living accommodations; to develop a delegation of responsibilities; to integrate the living style of the Inuit and the concept of social housing; to ensure parity in services offered to the Inuit and to resident civil servants; etc.

DUHAIME, Gérard. Political Space and Social Units in the Northern Inuit Quebec, M.A. thesis, Laval University, 1982, 198 p.

This study examines the causes of the massive intervention of the Canadian government with the Inuit population of Quebec. Towards the end of the 50's, the government encouraged the establishment of the Inuit in permanent villages where the services were centralized and expenses rationalized. The housing policies which were elaborated led to the production of an insufficient number of mediocre units. The study shows how the government took charge of the situation, deals with questions involving housing and a differentiation between housing conditions of civil servants and those of the Inuit. Recent intervention by the Quebec government has generalized the participation of the Inuit in the political process and has stressed the rationalization of procedures by defining the housing needs and corresponding standards.

TAILLON, Jean. A Few Economic Considerations Concerning the Realization of a Housing Program for the Eskimos in Northern Quebec, Masters Thesis, Laval University, 1970, 119 p.

This masters thesis deals with the raising of Eskimo housing conditions to standards generally recognized as acceptable in an economy such as ours. The document situates the problem in its context and outlines housing conditions and government policies. In particular, the housing needs are evaluated for the period 1970-1975 using an economic approach. The need for innovative construction techniques which are better adapted to the region and promoting better use of both human and material resources are noted.

GENERAL:

DELACOSTE, Jean-Marc. Study of the Social Housing Needs in Laval, City of Laval, Statistics and Research Department, 1981.

Social housing is one response to multiple needs. Housing assistance should not produce an increase in vacancy rates for multi-family residences in Laval. Social housing for the elderly should attempt to respect the various groups in the district and ensure a smooth transition from private housing units to social housing units then to hostels. Low income tenants in old districts could benefit from ad hoc interventions (rent assistance, direct rental of existing private units) rather than being re-located in centralized units and cut off from their natural community.

In the new sectors, the intervention should take place while fully respecting all the forms of homogeneous social relations and practices which go to the very soul of the district. As for the client groups without any existing social homogeneity and for whom forecasting is difficult (single-family parents, for example) less concentrated interventions such as small residences spread out throughout the city and benefiting from psycho-social assistance should be studied.

LARIN, Jacques. Statement of Housing Policy of the City of Montreal, Montreal Housing, Metropolitan Montreal Social Services Centre, 1989, 34 p.

Within the global framework of a statement of the City of Montreal housing policy, the MMSSC is concerned with the question of housing. The targeted client group is broken down into eight categories: low income households, low income families, singles in economically vulnerable situations, single parent families, the elderly, singles for whom it is difficult to find housing, immigrant people and groups, and the homeless. Eight orientations were proposed: provide affordable housing to the low income group; provide affordable family housing; provide adequate units to modest income citizens; provide modest income citizens with adequate housing in terms of safety, comfort and facilities; facilitate research and the right of access to adequate housing; promote a balanced population mix; assist in maintaining vulnerable groups in their natural setting, in settings which they prefer; to develop the whole range of social housing; to develop innovative forms of housing for the elderly and for low income or dependent people.

NADEAU, Daniel. Low Income Families and the Housing Problem: Potential Development of Housing Co-operatives in Montreal, Department of Geography, University of Montreal, 1986.

This study has three objectives: 1) to analyze the current housing co-operative situation in Montreal, 2) to identify profiles in accordance with the socio-economic characteristics both of co-operative housing and of the districts to draw comparisons, 3) to identify potential zones for the development of co-operatives. The result is that the "new construction" co-operatives are more expensive and thus less accessible to low income families. "Renovation rehabilitation" co-operatives represent a better solution since the rents are lower. In conclusion, the co-operatives do not represent ghettos for underprivileged people and families; they reach a much larger client group.

ROBERGE, Anne. Data on the Situation of Women and Housing in Quebec, Council on the Status of Women and le Secrétariat à la condition féminine, 1988, 28 p. and appendices.

This document is a collection of diverse information concerning the situation of women and housing. The first section deals with the situation of women and housing; for the most underprivileged, the problems of lack of sufficient income together with prejudices held by landlords and the population in general. The second section deals with social housing; it is observed that a majority of the tenants in social housing are women. The third section analyzes the availability of affordable housing; it is observed, in spite of a sufficient number of low rental units in relation to the number of low rental households, that a large proportion of these households still cannot find housing at an affordable price.

WATSON, Rod. Housing of People with Special Needs: How to Create Resources. Ottawa-Carleton Social Planning Board, 1981, 31 p.

This document orients people wishing to offer units or special services to a certain category of people with special needs. Advice is provided as to how to determine needs, the organization of the group, the choice of the type of appropriate housing, the development of a program and its financing and administration.